



Zoning & Planning Commission

Municipal Building 3800 University Blvd

Meeting Minutes

August 9, 2018

MEMBERS PRESENT: Richard Wilson, John Cutrer, Mac Jensen, Michael McEnany, Pete Johnston and Mimi Tsai

MEMBERS ABSENT: Brian Brantley

STAFF PRESENT: Martye Kendrick and Zach Petrov, Legal Counsel, Debbie Scarcella, City Planner and Josie M. Hayes, Public Works Administrative Coordinator

GUEST: Reid Wilson, Brennan Reilly, Terence Lynch, Bruce Watkins, Patricia Darnauer, Daniel Neata, Robert Grossman, Amar Patel, Jennifer Black and Melinda Yee

1. **Notices, Rules, Etc.** Richard Wilson; Chairman, called the meeting to order at 6:15 pm, and asked commission members and staff to introduce themselves. Richard Wilson asked staff to confirm that appropriate notices were given. Josie Hayes stated notices were posted per state and local laws.
2. **Rezoning Request for Lots 1-4, Block 25 of Collegeview Section One.** There was discussion regarding the new rezone request by AT&T which would create a new single family Planned Development District (PDD) for the six lots behind the facility located at the corner of Academy St. and Bellaire Blvd. The PDD would allow the parking lot and the loading and unloading of vehicles as long as AT&T owns the property. Several residents spoke in favor and against the proposed rezone. The ZPC asked the City Attorney to supply a legal opinion as to whether or not the proposed new PDD can permissibly allow the requested parking and other associated activities, and whether the proposed new PDD is compliant with the City's Comprehensive Plan.
3. **Building Height.** There was discussion regarding recently adopting regulations requiring structures to be elevated so that they are 2' above base flood elevation in the 100-year floodplain or 2' above standard base level. Staff stated there are several structures that will be eligible to elevate their existing structures to comply with this requirement, but in doing so will violate the height maximum of 35'. The ZPC instructed staff to come back with proposed ordinance language allowing a height encroachment within certain parameters. This will be discussed further at the next meeting.





The City of West University Place

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4. **Minutes.** The commission reviewed the minutes of the meeting held on June 14, 2018. Richard Wilson made a motion to approve the meeting minutes as amended. Second by John Cutrer. **Motion carried.**

[Adjournment]

Michael McEnany made a motion to adjourn. Second by John Cutrer. **Motion carried.** Meeting adjourned at 7:58 p.m.

PASSED THIS 3th DAY OF September, 2018.

Richard J. Wilson
Presiding Officer, Richard Wilson

ATTEST: Josie M. Hayes
Mrs. Josie M. Hayes, Public Works Administrative Coordinator

